## Manchester 0161 631 2852

info@barkerproudlove.co.uk Particulars last updated 03/02/2020



# TO LET

2 Grapes Lane The Lanes Shopping Centre Carlisle

#### Location

Carlisle is a major retail centre within the North of England. The city has a total catchment of c.330,000 people.

The Lanes Shopping Centre is the dominant element of retail in the city centre and is home to well known high street names including Primark, Next, Debenhams, Deichmann, River Island, H&M, JD, Clarks, Pandora and Katie Loxton.

The centre boasts a 600 space multi-storey car park.

This unit is part of the busy Grapes Lane, which is currently home to retailers such as New Look, Schuh, Primark and Superdrug and is available on a flexible basis for local independents.

#### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	771	71.6

#### Rent

To be discussed.



#### Tenure

To be discussed.

#### **Business Rates**

The unit has a 2020 rateable value assessment of £51,000. For further details visit Gov.uk or contact the business rates department in the local authority.

#### Service Charge

The service charge payable for the year 2020 is  $\pounds$ 4,038 plus VAT and insurance of  $\pounds$ 707.

#### EPC

Energy Performance Asset Rating - Available on Request

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT Details prepared February 2020

#### Viewing Strictly through the joint letting agents.

**Barker Proudlove** 

#### Mark Proudlove

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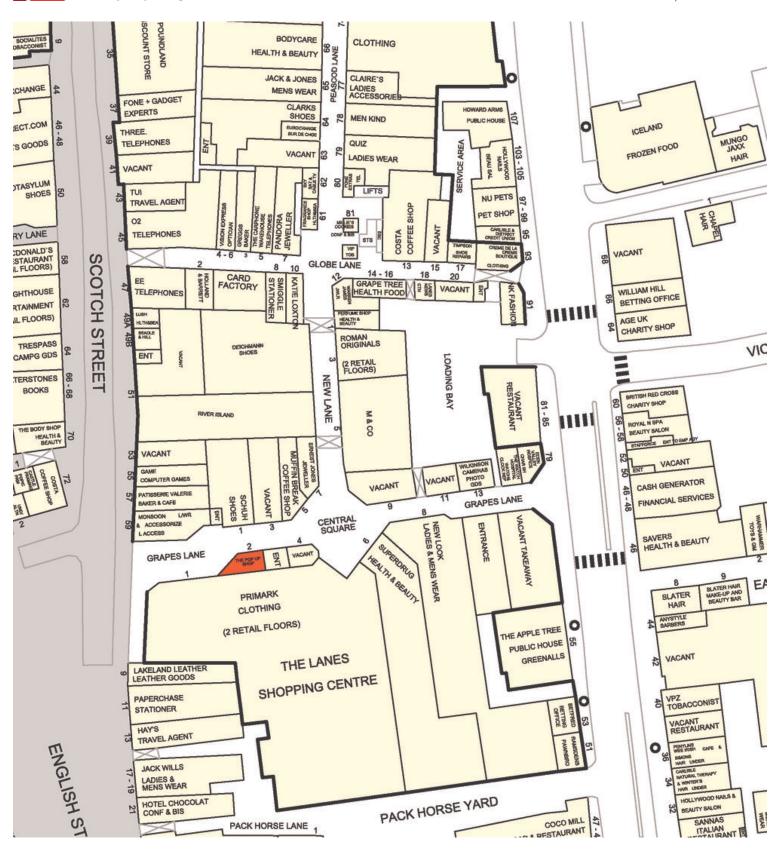
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